





welcome to

Southside Ravens Bank, Holbeach SPALDING

FULLY RENOVATED AND EXTENDED TWO BEDROOM DETACHED BUNGALOW IN A RURAL POSITION, With Open Field Views to the Front. Open plan kitchen dining living area with NEWLEY FITTED WREN KITCHEN & INTEGRATED APPLIANCES IDEAL FOR ENTERTAINING. Modern family bathroom Ample Off Road Parking & LANDSCAPED GARDENS













Entrance Hall

having LVT flooring and doors off to all rooms

Open Plan Kitchen Living Area

25' 3" max x 20' 9" max (7.70m max x 6.32m max) having a fitted Wren kitchen to include a range of wall and base units, work surfaces and a one and a half bowl ceramic sink with extendable tap. Integrated electric oven, five ring induction hob, extractor, microwave, fridge freezer, dishwasher, washing machine, tumble dryer and bin storage. Central island with storage and cupboard space, LVT flooring, wall mounted calor gas boiler, Alexa controlled kickboard lighting, French doors leading to side garden and built-in cupboard housing the underfloor heating controls

Bedroom 1

11' 6" x 11' 8" (3.51m x 3.56m) having LVT flooring

Bedroom 2

10' 9" x 9' 9" (3.28m x 2.97m) having LVT flooring

Bathroom

5' 4" \times 9' 5" (1.63m \times 2.87m) comprising four piece suite of WC, inset sink, bath and shower cubicle with thermostatic shower. Tiled floor

Outside

to the front of the property there is a block paved entrance leading to a gravel drive providing off road parking for several cars. The gardens are to all four sides of the property and have been beautifully landscaped including being returfed and the planting of over 350 plants or shrubs. To the right hand side of the property there is a side gate leading to a paved patio area and a path that leads all the way around the property giving full access. Within the garden there is also a timber garden shed and a timber workshop with power and lighting

Agents Note

the property is fitted with underfloor heating throughout and has also been re-wired, re-plumbed, had a smoke alarm fitted and security lighting on the outside





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Southside Ravens Bank, Holbeach SPALDING

- FULLY RENOVATED AND EXTENDED TWO BEDROOM DETACHED BUNGALOW SITUATED IN A RURAL LOCATION
- LARGE OPEN PLAN KITCHEN LIVING AREA WITH FITTED WREN KITCHEN & INTEGRATED APPLIANCES
- MODERN FAMILY BATHROOM WITH NEWLY FITTED FOUR PIECE SUITE BEAUTIFULLY LANDSCAPED GARDENS TO ALL SIDES

Tenure: Freehold EPC Rating: D

£300,000







Cranesgate V B1165

Wap data ©2024

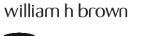
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Property Ref: LST106111 - 0020 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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